P.B._13 PG._17 SL KNOW ALL MEN BY THESE PRESENTS TO WIT:
THAT EMMETT H. COFFEY IS THE OWNER OF A 1.80± TRACT, BOUNDED BY OUTSIDE CORNERS 2 THRU 9 TO 2 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY EMMETT H. COFFEY & RHONDA A. COFFEY PROPERTY OF BY DEED DATED DECEMBER 27, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA AS WILL BONAVISTA ROAD WALTER K. & GLADYS H. LEE TAX # 137-5-1 D.B. 62, PG. 586 INSTRUMENT NUMBER 040000215. 50' WIDE THAT CHARLES J. PENDLETON AND EMILY A. PENDLETON ARE THE OWNERS OF TRACT 1A, BOUNDED BY OUTSIDE CORNERS 1, 2, 9, 8 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY EMMETT 1237'± TO PI WITH H. COFFEY & RHONDA A. COFFEY BY DEED DATED JUNE 24, 1993 AND (3) VALLEYDALE ROAD S62*09'00"E RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF 251.90' TOTAL SALEM, VIRGINIA IN DEED BOOK 205, PAGE 711. 1/2" PIN (139.27') (112.63')THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY PIN WITH CAP FOUND ON FOUND LINE 1.29' FROM CORNER SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS TAX # 136-2-10.1 AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS 0.402 ACRÊ-LOT 1A AMENDED TO DATE AND VACATE LINE 2-9 SHOWN DOTTED HEREON. +0.325 ACRE WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS: 0.727 ACRE-LOT 1A-1 and R. Cy & P.O.A. Ennett H. COFFEY BOUNDED BY CORNERS 1, 3, 10, 8 TO 1 INCLUSIVE CHARLES J. PENDLETON - OWNER DEED BOOK 205, PAGE 711 12-30-09 - X UNSHADED 2 STORY UNYL SIDED Emily a. Pendleton 12-30-09 EMILY A. PENDLETON - OWNER DATE DEED BOOK 205, PAGE 711 #130 BONAVISTA ROAD (139.27')- ZONE X SHADED LOCATION MAP PIN --- N62°09'00"₩ 5/8" PIN FOUND BÉARS 252.00' TOTAL PIN GENERAL NOTES: 3 N46'39'40"W, 1.82' FROM 5/8" PIN FOUND BEARS SET CORNER \$75'46'21"W, 3.40' FROM 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE ZONE AE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN A NOTARY PUBLIC IN 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF THE AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT EMMETT H. BUILDING FLOODWAY, ZONE "AE" & "X SHADED" AS SHOWN ON THE FEMA COFFEY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS FLOOD INSURANCE RATE MAP PANEL NO. 51161C0136 G. PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _22 DAY OF DECEMBER 2009. EFFECTIVE DATE SEPTEMBER 28, 2007, THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL BUILDING FIELD ELEVATIONS. 3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" Rosa Lee Nichols LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A Notary Fubric - D 325747 1 STORY FRAME PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. NOTARY PUBLIC, DATE & SEAL REGISTRATION #: 325747 #132 WALNUT LANE A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN. Ny Com Exos 9/36/2010 4. THIS PROPERTY IS ZONED RSF (RESIDENTIAL SINGLE FAMILY) AS OF THE DATE OF THIS PLAT. 12' RIGHT OF WAY Kose Lee Nichols (D.B. 128, PG. 547 __ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CHARLES J. & EMILY A. PENDLETON, WHOSE NAMES ARE SIGNED TO THE FOREGOING PLOODWAY ROANOKE COUNTY) -PROPERTY OF WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED IHE SAME IN MY AFORESAID JURISDICTION ON THIS 30 DAY OF DECEMBER 2009. DANIEL K. & RENE S. DUTTON ALAN CLEMONS BOUNDED BY CORNERS TAX # 136-2-11 4 THRU 8, 10 TO 4 Lic. No. 002823 D.B. 296, PG. 26 INCLUSIVE Rose Lee Nichois Notary Public - ID 325747 ZONE AE Commonwealth of VA TAX # 136-2-10 My Com. Exps 9/30/2010 NOTARY PUBLIC, DATE & SEAL REGISTRATION #: 323797 ORIGINAL 1.962 TRACT (1.80± BY RECORDS) -0.325 ACRE THIS PLAT IS BASED ON A CURRENT 1.637 ACRES — TRĀCT X UNSHADED FIELD SURVEY. EMMETT H. COFFEY (WILL INST. # 040000215) AND CHARLES J. & EMILY A. PENDLETON (D.B. 205, PG. 711) PIN ARE THE OWNERS OF RECORD. PIN WITH CAP FOUND BEARS SET NO0°06'26"W, 0.40' FROM CORNER JAMES E. TALIAFERROY TY P.E., L.S. EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION 15.0. DEED 83.84. PLAT OF SURVEY FOR -N46'56'00"W 112.00' EMMETT C. COFFEY AND Charle Van allman __ N72.58'00"W 63.80 CHARLES J. & EMILY A. CHARLES E. VAN ALLMAN, JR., P.E., L.S. - CITY ENGINEER DATE CITY OF SALEM, VIRGINIA SHOWING THE VACATION AND COMBINATION OF A 1.962 ACRE TRACT (1.80± ACRE BY RECORDS) THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT TEXAS HOLLOW ROAD AND LOT 1A (0.402 ACRE) CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF COFFEY DIVISION - P.B. 5, PG. 37 LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR SITUATE ON BONAVISTA ROAD & TEXAS HOLLOW ROAD CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE CREATING HEREON LOT 1B (1.637 ACRES) & RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE LOT 1A-1 (0.727 ACRE) CITY OF SALEM. CITY OF SALEM, VIRGINIA TAX # 136-2-10 & 136-2-10.1 DRAWN: REC DATE: DECEMBER 17, 2009 REFERENCE MAP: N.B.: BT-47 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF GRAPHIC SCALE SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF 1. COFFEY DIVISION BY BALZER AND ASSOCIATES, INC. ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:41 O'CLOCK P.M. ON THIS 114 DAY OF DATED JUNE 22, 1993 AND RECORDED IN P.B. 5, PG. 37.

January 2008.10 TESTE:

CHANCE CRAWFORD CLERK

Br. Chaleth Milley DEPUTY CLERK

LEGAL REFERENCE:

1. D.B. 199, PG. 363.

(IN FEET) 1 inch = 40 ft.

DESIGN GROUP

816 Boulevard Salem, Virginia 24153 Phone: 540-387-1153 Fax: 540-389-5767 www.parkerdg.com ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

SCALE: 1"=40"

W.O.: 09-0198-01

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(T2)

NO SCALE

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CLOSED BY REC NOVEMBER 17, 2009

<u>13</u>, PG.<u>11</u>, SLIDE**210**